

WEST SUBAREA

The **West Subarea** is characterized by dense residential development and retail/commercial use. The neighborhoods include historic districts in the inner city area and new subdivisions in outer areas near Loop 410. The subarea is ethnically and economically diverse. Retail and commercial developments include strip centers and mega-stores that are concentrated along major thoroughfares such as Bandera, Fredericksburg and Culebra Roads and West Commerce Street. The terrain is generally flat to gently sloping, with some wooded areas of mesquite, persimmon and oak. Most of the undeveloped land was once used for agriculture, and is now open grassland.

CENSUS TRACTS

1105, 1106, 1601, 1602, 1605, 1606, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1801, 1802, 1803, 1804, 1805, 1806, 1808, 1816,

POPULATION (estimated) **% of change**

1997	217,500	
2002	218,300	+03
2007	219,000	+03

DEMOGRAPHICS

Hispanic	86.5%
Anglo	9.5%
Black	3.2%
Other	.8%
Male	48.6%
Female	51.4%

Age

<5	20,620 (9%)	35-44	28,902 (13%)
5-9	19,731 (9%)	45-54	21,136 (10%)
10-14	18,988 (9%)	55-64	16,675 (8%)
15-19	18,137 (8%)	65-74	15,254 (7%)
20-24	12,545 (6%)	75+	12,582 (6%)
25-34	32,930 (15%)		

Median Household Income \$21,053

SOCIAL STATISTICS *

<i>Category</i>	<i>Number</i>
Arrests ⁽¹⁾	1,012
Births/10-17 ⁽²⁾	513
Educational level ⁽³⁾	37,431 (17.2%)

WEST SUBAREA

- 1) felonies & misdemeanors
- 2) births to mothers between 10 and 17
- 3) over 18 with an eighth grade or less education

* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.
Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

PROMINENT LANDMARKS AND FACILITIES

- Southwest Research Institute
- St. Mary's University
- Our Lady of the Lake University
- University of Texas at San Antonio (downtown campus)
- Wolff Stadium

NATURAL RESOURCE ASSETS

- Apache, Alazan and Leon Creeks
- Undeveloped land near Loop 410 and State Highway 151

PARK FACILITIES LISTING

CITY OF SAN ANTONIO PARK FACILITIES

NAME	TYPE	ACREAGE	
Acme	NP	2.80	
Alderete	NP	9.60	
Amistad	NP	16.25	
Benavides, Father	NP	8.00	
Collins Gardens	NP	8.40	
Farias	NP	2.10	
Garcia	NP	6.00	
Lee's Creek	NP	7.80	
Los Angeles Heights	NP	.69	
Martinez	NP	9.80	
Monticello	NP	.50	
Navarro	NP	3.00	
Ojeda	NP	2.30	
Seeling	NP	1.50	
Van de Walle	NP	.70	
Vidaurre	NP	7.70	
Subtotal			87.14
Cassiano	CP	5.20	
Cuellar	CP	27.00	
Elmendorf	CP	29.60	
Garza	CP	21.50	
Lackland Terrace	CP	7.20	

WEST SUBAREA

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Las Palmas	CP	5.50	
Levi Strauss	CP/GW	19.80	
Meadowcliff	CP	.50	
Monterrey	CP	51.00	
San Juan-Brady	CP	4.80	
Sunset Hills	CP	1.90	
Tobin	CP	1.10	
Ward, Joe	CP	4.20	
West End	CP	5.20	
Westwood Village	CP	2.70	
Subtotal			187.20
Rosedale	LUP	61.80	
Woodlawn	LUP	62.00	
Subtotal			123.80
Calderon	SC	2.50	
Escobar Field	SC	6.00	
Northside Tennis Center	SC	5.00	
San Antonio Natatorium	SC	2.90	
Subtotal			16.40
Apache Creek	GW	80.80	
Subtotal			80.80
Catalina	US	.80	
Smith	US	.30	
Subtotal			1.10
TOTAL CITY PARK ACREAGE			496.44

BEXAR COUNTY FACILITIES

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Rodriguez Park		37.09	
Subtotal			37.09

CITY OF BALCONES HEIGHTS FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Rogiers Park	1.38	
Novack Park	.61	
Subtotal		1.99

TOTAL NON-CITY PARK ACREAGE 39.08

GRAND TOTAL WEST SUBAREA PARK ACREAGE 535.52

WEST SUBAREA

NEEDS ASSESSMENT

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the West Subarea (based on 1997 acreage figures).

WEST SUBAREA NEEDS IDENTIFICATION*

	1997 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	1997 Estimated Population 217,500 (Acres/Goal) (Excess/Def.)		2002 Estimated Population 218,300 (Acres/Goal) (Excess/Def.)		2007 Estimated Population 219,000 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	496.44	2.28:1,000	2,175	<1,678.56>	2,183	<1,686.56>	2,190	<1,693.56>
Total Public Park Acres including City, County, State, Federal and Incorporated Cities park land	535.52	2.46:1,000	2,175	<1,639.38>				

*Based on December 1997 Park Acreage

In December 1997, the City owned 496.44 acres of park land or 2.28 acres per 1,000 residents in the West Subarea. Based on a goal of 10 acres per 1,000, a deficiency of 1,678.56 acres exists. Park acres of other public entities impact this total only minimally. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 1,693.56 acres by the year 2007.

COMMUNITY SURVEY

Based on surveys completed by citizens during the planning process, the need was expressed for the following activities and facilities in the West Subarea.

- lighted walking and jogging trails
- lighted sports fields
- retired person activity areas
- multipurpose community center
- playgrounds
- picnic areas
- multipurpose courts

WEST SUBAREA

RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the West Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

PRIORITIES

- 1) acquire additional park acreage to meet service goals.
- 2) rehabilitate park and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) acquire property and further develop the Leon Creek Greenway.
- 4) further develop Alazan/Apache Creeks as a greenway and connector to existing public park properties.
- 5) acquire and develop property in the vicinity of Loop 410 and State Highway 151 for a sports complex.
- 6) develop and implement a master plan for Lee's Creek Park.
- 7) in consultation with neighborhood residents, design and construct lighted walking and jogging trails.
- 8) construct a community center with an arts and crafts room and activity area for senior citizens.

FUNDED PROJECTS (currently under design or construction)

Project	Budgeted	Source	Year
Acme Park toilet facility	\$8,000	CDBG	1999
Alderete Park improvements			
<i>Restroom ADA modifications</i>	22,000	Bonds	1999
<i>Basketball court improvements</i>	16,800	Bonds	1999
Cassiano, Escobar and Amistad Park improvements	350,000	Bonds	1999
Collins Gardens Park improvements	150,000	Bonds	1999
Cuellar Community Center addition	\$300,000	Bonds	1999

WEST SUBAREA

Project		Budgeted	Source	Year
Cuellar Park ballfields irrigation	\$25,000	CDBG		1999
Elmendorf Park improvements	600,000	Bonds		1999
Farias Park basketball court roof	80,000	CDBG		1999
Gilbert Garza Community Center addition and park improvements	525,000	Bonds/ General Fund		1999
Joe Ward Park Community Center addition	338,000	Bonds		2000
Lackland Terrace Center addition design	12,000	CDBG		1999
Lackland Terrace Park improvements	195,000	General Fund		2000
Las Palmas Park/Olga Madrid YWCA improvements	25,000	CDBG		1999
Lee's Creek Park improvements	75,000	Bonds		1999
Martinez Park improvements	150,000	Bonds		2000
Meadowcliff Community Center addition	550,000	Bonds		1999
Monterrey Park improvements	450,000	Bonds		1999
Rosedale Park service road	150,000	Bonds		1999
Rosedale Park Westside YMCA roof repairs	50,000	General Fund		2000
San Antonio Natatorium toddler pool and ADA modifications	320,100	Bonds/ General Fund		1999
Tobin Park Community Center improvements				
<i>Addition</i>	200,000	Bonds		1999
<i>Roof repairs</i>	30,000	General Fund		2000
Vidaurre Park improvements	50,000	Bonds		2000
Woodlawn Lake Park improvements	2,000,000	Bonds		2000
TOTAL FUNDED PROJECTS	\$6,671,900			

PROPOSED/UNFUNDED PROJECTS

Recommendation	Estimate*	Source	Year
Acquisition of park land			
<i>Acquire 15-20 acres</i>	\$256,700	all but CDBG	2000
<i>Acquire 15-20 acres</i>	262,900	all but CDBG	2001
<i>Acquire 45 acres</i>	-0-	LD	2003

WEST SUBAREA

Recommendation	Estimate*	Source	Year
<i>Acquire 35-40 acres</i>	\$539,500	all but CDBG	2002
<i>Acquire 35-40 acres</i>	553,500	all but CDBG	2003
<i>Acquire 45 acres</i>	-0-	LD	2003
<i>Acquire 35-40 acres</i>	569,200	all but CDBG	2004
<i>Acquire 35-40 acres</i>	585,000	all but CDBG	2005
<i>Acquire 45 acres</i>	-0-	LD	2005
<i>Acquire 45 acres</i>	-0-	LD	2007
Alazan/Apache Creek-- design and construction (lighting, trails, signage, amenities)	256,700	all	2006
Alderete Park-- design and construct rehabilitation (playground; basketball court; trail; lighting; ADA modifications)			
<i>Design</i>	24,800	all	2002
<i>Construction</i>	254,600	all	2003
Calderon Boys and Girls Club-- design and construct rehabilitation (parking lot; basketball and tennis courts; lighting; exterior and interior painting; ADA modifications)	469,700	all	2001
Cassiano Park-- design and construct rehabilitation (security lighting; pavilion; parking lots; post and cable barrier; ADA modifications)	230,000	all	2006
Collins Gardens Park-- design and construct rehabilitation (restrooms; lighting; tennis and basketball courts; playground; walking trail; landscape; park furnishings; irrigation; ADA modifications)			
<i>Design</i>	55,900	all	2004
<i>Construction</i>	574,900	all	2005
Community center- design and construct in existing city park			
<i>Design</i>	159,400	all but CDBG	2004
<i>Construction</i>	1,474,000	all but CDBG	2005
Elmendorf Park-- design and construct rehabilitation (rehabilitate Rodriguez stage and walls, lighting, retaining walls, landscape; park furnishings; and general park improvements)			
<i>Design</i>	71,900	all	2000
<i>Construction</i>	736,200	all	2001

WEST SUBAREA

Recommendation	Estimate*	Source	Year
Father Benavides Park-- design and construct rehabilitation (lighting; tennis and basketball court; restrooms; parking lot; electrical; pavilion; ADA modifications)			
<i>Design</i>	\$43,200	all	2002
<i>Construction</i>	442,800	all	2003
Garcia Park-- design and construct rehabilitation (trail; lighting)			
	128,700	all	2005
Garza Park-- design and construct improvements (pedestrian access bridge)			
	63,500	all	2004
Lackland Terrace Center-- design and construct improvements and rehabilitation (1200- 1500 s.f. addition to center; ADA modifications)			
	365,000	all but CDBG	2000
Lackland Terrace Park-- design and construct rehabilitation (playground)			
	82,100	all but CDBG	2001
Lackland Terrace youth sports facility rehabilitation			
<i>Design</i>	17,500	all	2001
<i>Construction</i>	161,900	all	2002
Las Palmas Park-- design and construct rehabilitation (lighting; walking trail, tennis and basketball courts; sidewalks; playground; athletic fields; ADA modifications)			
<i>Design</i>	43,700	all	2004
<i>Construction</i>	449,700	all	2005
Lee's Creek Park-- design and construct improvements (landscape, irrigation, fencing, trails)			
	50,000	all but CDBG	2004
Leon Creek Greenway- secure and further develop land			
<i>Acquire 20 acres</i>	-0-	DO	2000
<i>Acquire 20 acres</i>	-0-	DO	2001
<i>Develop greenway</i>	131,500	all but CDBG	2001
<i>Acquire 20 acres</i>	-0-	DO	2003
<i>Develop greenway</i>	142,300	all but CDBG	2004
<i>Acquire 20 acres</i>	-0-	DO	2004
<i>Develop greenway</i>	146,200	all but CDBG	2005
<i>Acquire 20 acres</i>	-0-	DO	2005
<i>Acquire 20 acres</i>	-0-	DO	2007

WEST SUBAREA

Recommendation	Estimate*	Source	Year
Levi Strauss Park-- design and construct rehabilitation (security lights; water service; playground; parking lots; landscape; park furnishings; picnic pavilion; ADA modifications)			
<i>Design</i>	\$44,800	all	2006
<i>Construction</i>	461,000	all	2007
Martinez Park-- design and construct rehabilitation (pavilion; restrooms; playground; irrigation; tennis courts; lighting; walking trail; park furnishings; landscape)			
<i>Design</i>	64,300	all	2005
<i>Construction</i>	657,200	all	2006
Monterrey Park-- design and construct rehabilitation (picnic facilities; tennis courts; parking lot; soccer field lighting; soccer field irrigation; lighting; park toilets; bleachers; landscape; park furnishings)			
<i>Design</i>	52,600	all	2001
<i>Construction</i>	539,500	all	2002
Monterrey Park youth sports facility rehabilitation			
<i>Design</i>	17,500	all	2001
<i>Construction</i>	161,900	all	2002
Monticello Park and Monticello Park neighborhood pocket parks-- design and construct improvements (landscape, irrigation, masonry repairs)			
	110,000	all but CDBG	2001
Navarro Park-- design and construct rehabilitation (general park improvements; ADA modifications)			
	121,800	all	2006
Ojeda Park-- design and construct rehabilitation (basketball court; lighting; ADA modifications)			
	121,800	all	2007
Pedestrian wellness trails- design and construct (Garza, Lackland Terrace, Rosedale, and Las Palmas Park) (4 parks, ½ mile trail each @ \$75,500)			
	325,900	all	2002

WEST SUBAREA

Recommendation	Estimate*	Source	Year
Pool rehabilitation-- design and construct at Elmendorf Pool; Sunset Pool; Monterrey Pool; Garza Pool; Cuellar Pool; Westwood Village Pool; Ward Pool; and Cassiano Pool. (ADA modifications; deck replacement; filter system/piping replacement)			
<i>Design</i>	\$104,100	all	2001
<i>Construction</i>	1,068,200	all	2002
 Rosedale Park-- design and construct improvements and rehabilitation (roadways; parking; picnic facilities; walking trail; ADA modifications; restrooms; irrigation; tennis and basketball courts; electrical; lighting; landscape; park furnishings)			
<i>Design</i>	94,700	all	2003
<i>Construction</i>	971,100	all	2004
 Rosedale Park-- design and construct entrance development			
<i>Design</i>	11,400	all	2004
<i>Construction</i>	105,300	all	2005
 Rosedale Park youth sports facility rehabilitation			
<i>Design</i>	17,500	all	2001
<i>Construction</i>	161,900	all	2002
 San Antonio Natatorium-- design and construct improvements and rehabilitation (HVAC system; parking lot; pool deck; filter system; and roof and interior ceiling; and water slide addition to existing building)			
<i>Design</i>	126,200	all	2001
<i>Construction</i>	1,165,300	all	2002
 San Juan Brady Park-- design and construct rehabilitation (basketball and tennis court surfacing; parking; area lighting; landscape; park furnishings)			
	158,200	all	2003
 San Juan Brady Park Community Center-- design and construct rehabilitation (HVAC; roof; security lighting; doors and windows; interior and exterior painting)			
	356,100	all	2006

WEST SUBAREA

Recommendation	Estimate*	Source	Year
Seeling Park-- design and construct improvements (general park improvements)	\$90,000	all but CDBG	2001
Sports complex-- design and construct in existing city park <i>Design and construction</i>	4,879,600	all but CDBG	2007
Sunset Hills Park-- design and construct rehabilitation (playground; basketball and tennis court; parking lot; security lighting; ADA modifications)	194,200	all but CDBG	2002
Van de Walle Park-- design and construct rehabilitation to (playground; ADA modifications; basketball court)	124,100	all	2006
Vidaurri Park-- design and construct rehabilitation (parking lot; security lighting; pavilion; sidewalk; ADA modifications)	389,100	all	2007
West End Park-- design and construct rehabilitation (parking lots; playground; security lighting; sports field lighting; basketball and tennis courts; trail; picnic facilities; park furnishings; landscape) <i>Design</i>	57,700	all	2006
<i>Construction</i>	592,200	all	2007
Westwood Village Park-- design and construct rehabilitation (lighting; picnic facilities; landscape; parking lot)	199,500	all but CDBG	2006
Woodlawn Lake Park-- design and construct rehabilitation to (general park improvements, HVAC system for gymnasium; exterior and interior painting of structures; landscape work; park furnishings) <i>Design</i>	125,700	all but CDBG	2003
<i>Construction</i>	1,289,700	all but CDBG	2004
TOTAL PROPOSED PROJECTS	\$24,303,100		

*Costs adjusted for annual inflation

WEST SUBAREA

Acquisition Sources

DO Public Works Department/Drainage Ordinance
LD Planning Department/Land Dedication

Funding sources

GOB General Obligation Bonds
CDBG Community Development Block Grant
GD Private Grants & Donations
FMG Federal Matching Grant
SMG State Matching Grant